002.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	937,500 / 937,500
					USE VALUE:	937,500 / 937,500
					ASSESSED:	937,500 / 937,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82	-84	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOTIROPOULOS GEORGE
Owner 2:	SOTIROPOULOS MARIA N
Owner 3:	
Street 1:	84 FAIRMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,563 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2875 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4563.000	486,900	5,100	445,500	937,500
Total Card	0.105	486,900	5,100	445,500	937,500
Total Parcel	0.105	486,900	5,100	445,500	937,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.09 | /Parcel: 326.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	2008
GIS Ref	
GIS Ref	
Insp Date	08/04/17

!200!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	487,000	5100	4,563.	445,500	937,600	937,600	Year End Roll	12/18/2019
2019	104	FV	375,000	5100	4,563.	473,400	853,500	853,500	Year End Roll	1/3/2019
2018	104	FV	375,000	5100	4,563.	345,300	725,400	725,400	Year End Roll	12/20/2017
2017	104	FV	351,600	5100	4,563.	300,700	657,400	657,400	Year End Roll	1/3/2017
2016	104	FV	351,600	5100	4,563.	256,200	612,900	612,900	Year End	1/4/2016
2015	104	FV	313,000	5100	4,563.	250,600	568,700	568,700	Year End Roll	12/11/2014
2014	104	FV	313,000	5100	4,563.	206,000	524,100	524,100	Year End Roll	12/16/2013
2013	104	FV	325,700	5100	4,563.	196,000	526,800	526,800		12/13/2012

PRINT

Date	Time
12/10/20	16:03:20

LAST REV

Date	Time
08/22/17	09:24:14
ekelly	
200	

USER DEFINED

Prior Id # 1:	2008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOTIROPOULOS DE	28762-292		6/26/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2012	760	Manual	8,000					REPAIR / REBUILD F
5/31/2011	515	Re-Roof	5,500					
10/12/1996	538		5,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
10/4/1999	Inspected	263	PATRIOT
9/23/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4563		Sq. Ft.	Site		0	80.	1.22	1									445,513						445,500	

Total AC/HA: 0.10475 | Total SF/SM: 4563 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 445,513 | Spl Credit | Total: 445,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09117651
Const Adj.:	0.98000199
Adj $ / SQ:	181.790
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661502
Depreciation:	174636
Depreciated Total:	486865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	2
1	5	2	1
Totals			
2	11	4	

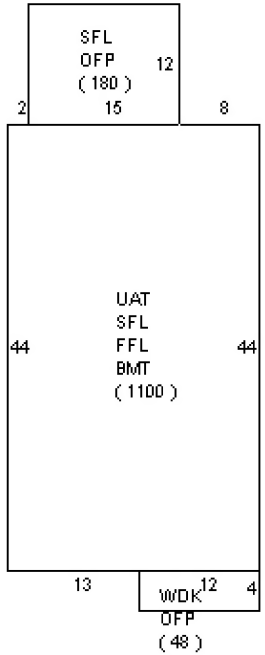
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.79
Special Features:	0	Val/Su Net:	120.79
Final Total:	486900	Val/Su SzAd	204.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,280	181.790	232,692
BMT	Basement	1,100	61.630	67,790
FFL	First Floor	1,100	181.790	199,969
UAT	Upper Attic	275	127.250	34,995
OFP	Open Porch	228	23.260	5,304
WDK	Deck	48	15.680	753

Net Sketched Area:	4,031			Total:	541,503
Size Ad	2380	Gross Are	4856	FinArea	2875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100